

## Mount Ephraim Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

**Offers in excess of £300,000**

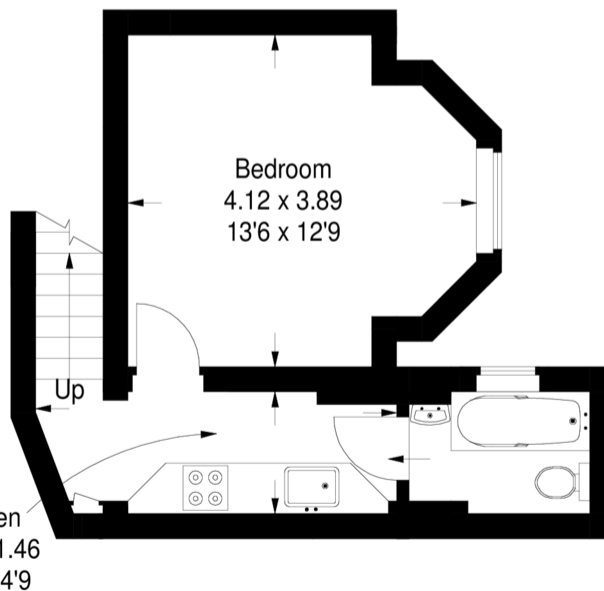
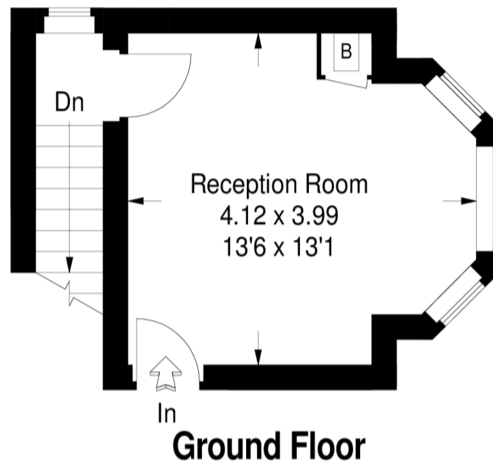
- Split level
- Communal garden



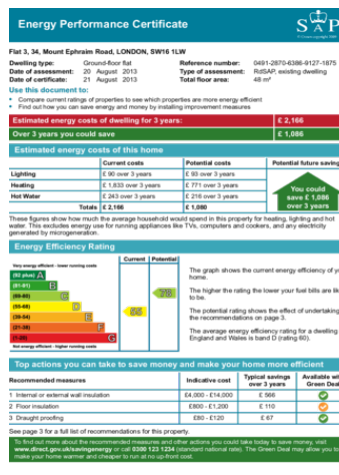
A charming one bed split level flat set in a period conversion. The reception room benefits from a huge south facing bay window and the ground floor has good floor to ceiling height with lots of natural light. Mount Ephraim Road is conveniently located for both Streatham High Road and for Tooting Bec Common. Streatham Hill is the nearest over ground station with direct access in to Victoria and London Bridge. Streatham High Road has a wide variety of bars, restaurants and shops. Virgin Active and Fitness First are both close by. The property is being sold with no onward chain.

# Mount Ephram Road

Approximate Gross Internal Area  
45 sq m / 484 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID85019)



**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.